

Planning Board
June 9, 2012

Meeting was called to order at 7:06 pm with the following present: J. Mullen, P. Hardyman, and H. Morse.

Reviewed was the article, "**UPDATE ON A VILLAGE CENTER DISTRICT: PLANNING BOARD REPORT**" submitted by H. Morse to the 5VN updating the Town on the work of the Board. As the article has already been submitted to the paper, it was unknown if the revised document would be published.

The Board discussed the recent Town meeting and its implications for informing the Town about proposed bylaws changes.

The Board reviewed its upcoming schedule that includes attending the Board of Assessors (BOA) meeting on Monday August 21st at 7:15. As Charlie Parton has submitted a letter to the Select Board requesting to be appointed to the Planning Board, the Planning Board will meet with the Select Board on Monday 21st at 6:45 pm to review his application. If appointed to the Planning Board, Charlie will join the Board for its meeting with the BOA.

Jamie observed that fiber optic lines are being strung along Rte. 57 between New Marlborough and Hartsville and that a meeting of WiredWest was set for Saturday, May 19th at 9 am. These activities were noted as important steps in the goal of providing broadband services throughout the Town.

The minutes of May 2nd meeting were reviewed and amended. P. Hardyman will forward the approved minutes to the Town Clerk for posting on the Planning Board page of the Town's web site.

In preparation for its' meeting with the BOA, the Board identified the critical issues to explore with the assessors regarding potential impacts of the Protective Bylaw revisions:

1. BOA's process for determining property values? What is the formula for determining property values from sales -- 3% of local property sales? How is "local" defined and operationalized?
2. What was the BOA's process for identifying the neighborhoods on the BOA map dated 10/13/2010, e.g., BW – Berk Woods, Corser Hill, etc.? What role do the neighborhoods based on sub-divisions with the Town play in the BOA's work?
3. What will the BOA do with our village center district maps? Will the BOA draw new maps?
4. How will the revisions to the protective bylaws to create two districts within the Town impact their work, property values. and taxes?
5. How will the assessed values of exiting lots change due to the new intensity table, i.e., reduction in frontage requirements from 150' to 75' within the villages?
6. How do the PL and BOA maps correspond? Can we get a color, larger copy of the BOA map that identifies the neighborhoods and village centers?

Discussed was the potential value of giving sample lots to the Board of Assessors to simulate the impact of the Bylaw revisions as suggested by Ms. Greer (BRCP). The Board decided that given that the BOA does not determine the property values, that the exercise may not be useful at this time.

P. Hardyman submitted an email to Ms. Greer requesting large, color copies of the maps of the draft village center districts for the meeting with the BOA.

The Board then turned to the Charlie Parton's letter to the Select Board requesting appointment to the Planning Board. In anticipation of the joint meeting with the Select Board, a set of questions/issues to regarding Charlie Parton's appointment to the Planning Board were outlined:

1. What are Charlie's planning experiences?
2. His interest in participating in citizen-planner training program(s)?
3. Availability for meetings – 1st and 3rd Wednesday at 7 pm?
4. Why do you want to do this?
5. What do you see as your roles as on the Planning Board and the 5VN?

The consensus of the Board was to support fully Charlie's appointment to the Board due to his ability to work with others. His life experiences will contribute to the planning processes and his participation will relieve the stress of meeting a quorum with only three members.

Submitted by:
Patricia Hardyman
Acting as Clerk.